

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0210 Ashok Medical Office

Z. P. C. DATE: 11-4-2008

ADDRESS: 12554-12622 Metric Boulevard

AREA: 1.818 acres

APPLICANT: Catoosa Springs Partners
(John Bultman III)

AGENT: Bennett Consulting
(Jim Bennett)

NEIGHBORHOOD PLAN AREA: None

CAPITOL VIEW: No

T.I.A.: No

HILL COUNTRY ROADWAY: No

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

ZONING FROM: NO

ZONING TO: GO

SUMMARY STAFF RECOMMENDATION:

Staff recommends GO-CO – General Office – Conditional Overlay. The Conditional Overlay would limit the vehicle trips to 2000 per day and limit the height of any building on the site to forty eight feet (48'). In addition, the applicant will need to dedicate twenty feet of right-of-way along Metric Boulevard prior to third reading at City Council.

BASIS FOR RECOMMENDATION:

1. *Granting of the request should result in an equal treatment of similarly situated properties, and the rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.*

Granting GO zoning will be compatible with the existing GR zoning to the east and south of the subject property.

2. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

Allowing the subject tract to be up-zoned to GO will serve as a transition between the more intense retail use to the south and the neighborhood to the north. In addition, the remaining parcel to the north of the subject tract will remain NO which will act as a buffer between the requested GO zoning and the neighborhood to the north. The subject tract of land takes access to Metric Boulevard.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

The motion to approve staff's recommendation for GO-CO district zoning; was approved on Consent by Commissioner Keith Jackson's motion, Commissioner Donna Tiemann second the motion on a vote of 5-0; Commissioners Clarke Hammond and Roxanne Evans were absent.

DEPARTMENT COMMENTS:

The General Office zoning district is for selected commercial uses predominantly serving community or city wide needs; such as medical or professional offices. This tract of land is currently zoned Neighborhood Office (NO) and was once a part of a larger tract of NO zoned property that extended all the way to Parmer Lane to the south and to Scofield Lane to the north and fronts onto Metric Boulevard. The adjacent property to the south was up-zoned from NO to Community Commercial (GR) in order to accommodate the existing Walgreens Drug Store. (See case histories) Allowing the subject tract to be up-zoned to GO will serve as a transition between the more intense retail use to the south and the neighborhood to the north. In addition, the remaining parcel to the north of the subject tract will remain NO which will act as a buffer between the requested GO zoning and the neighborhood to the north. The subject tract of land takes access to Metric Boulevard.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	NO	Undeveloped
North	P	Middle School
South	GR-CO	Walgreens
East	GR	Office Building
West	P	Elementary School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-99-0008	NO to GR-CO	2/9/99: Approved staff's recommendation for GR-CO. (9-0)	2/25/99: Approved staff's recommendation for GR-CO. (7-0) All 3 readings.
C14-99-2067	NO & GR-CO to GR-CO	1/18/00: Approved staff's recommendation for GR-CO. (9-0)	2/17/00: Approved staff's recommendation for GR-CO. (7-0) All 3 readings.

NEIGHBORHOOD ORGANIZATION:

- Homeless Neighborhood Assoc.
- Scofield ROA
- Lamplight Village HOA
- North Growth Corridor Alliance

SCHOOLS:

- Parmer Lane Elementary School
- Westview Middle School
- John B. Connally High School

SITE PLAN:

1. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

TRANSPORTATION:

1. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
Metric Boulevard	100'	2@27'	Arterial (MAD4)	18450 (TXDOT)

2. The Austin Metropolitan Area Transportation Plan calls for 140 feet of right-of-way for Metric Boulevard. If the requested zoning is granted for this site, then 70 feet of right-of-way from the existing centerline should be dedicated for Metric Boulevard according to the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55].

3. A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day [LDC, 25-6-117].

4. There are existing sidewalks along Metric Boulevard, but there are no existing sidewalks along the site's frontage.

5. Metric Boulevard is classified in the Bicycle Plan as a Priority 1 bike route.

6. Capital Metro bus service (routes nos. 1M and 142) is available along Metric Boulevard

ENVIRONMENTAL:

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	% of Net Site Area	% with Transfers
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements: Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

CITY COUNCIL DATE: December 11th, 2008

ACTION:

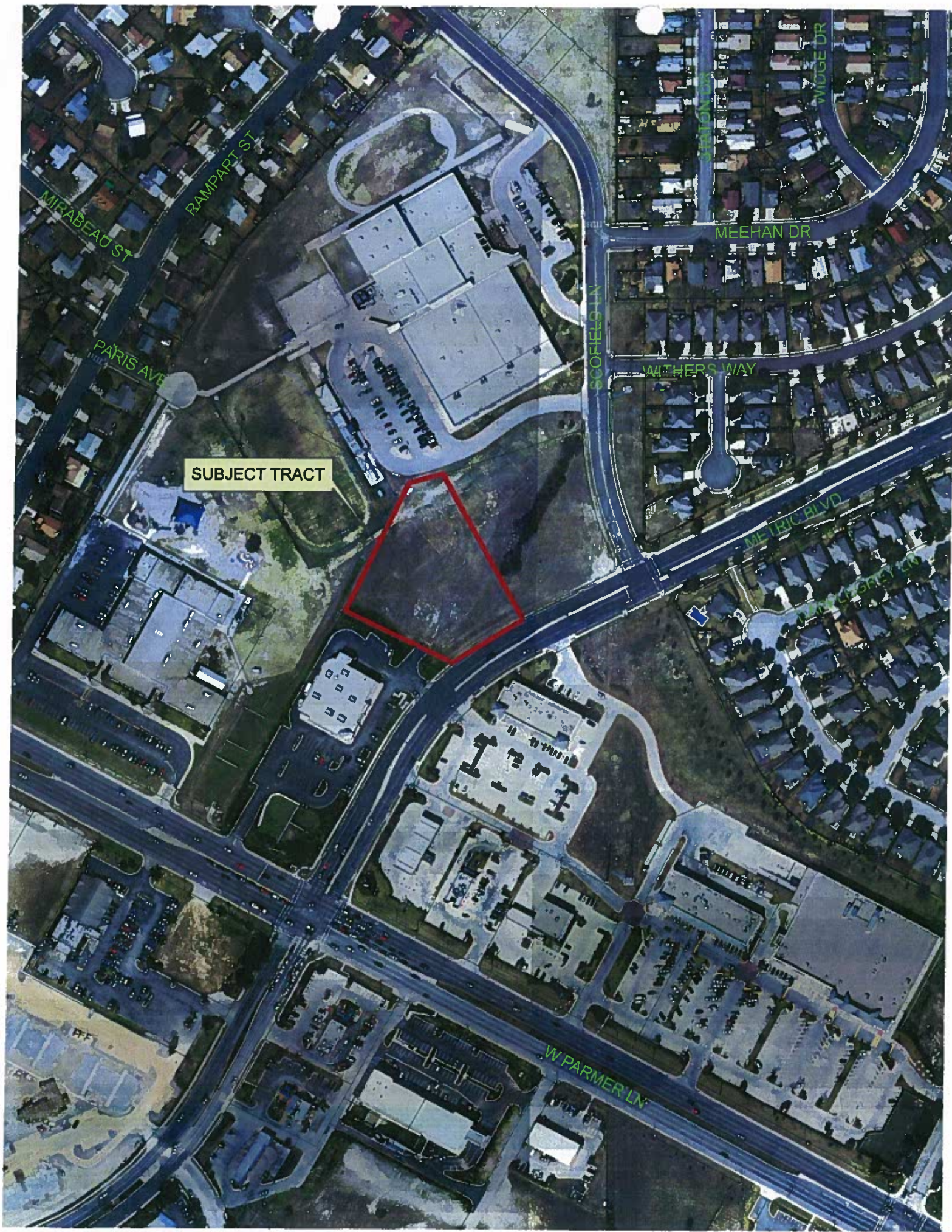
ORDINANCE READINGS: 1ST 2ND 3RD

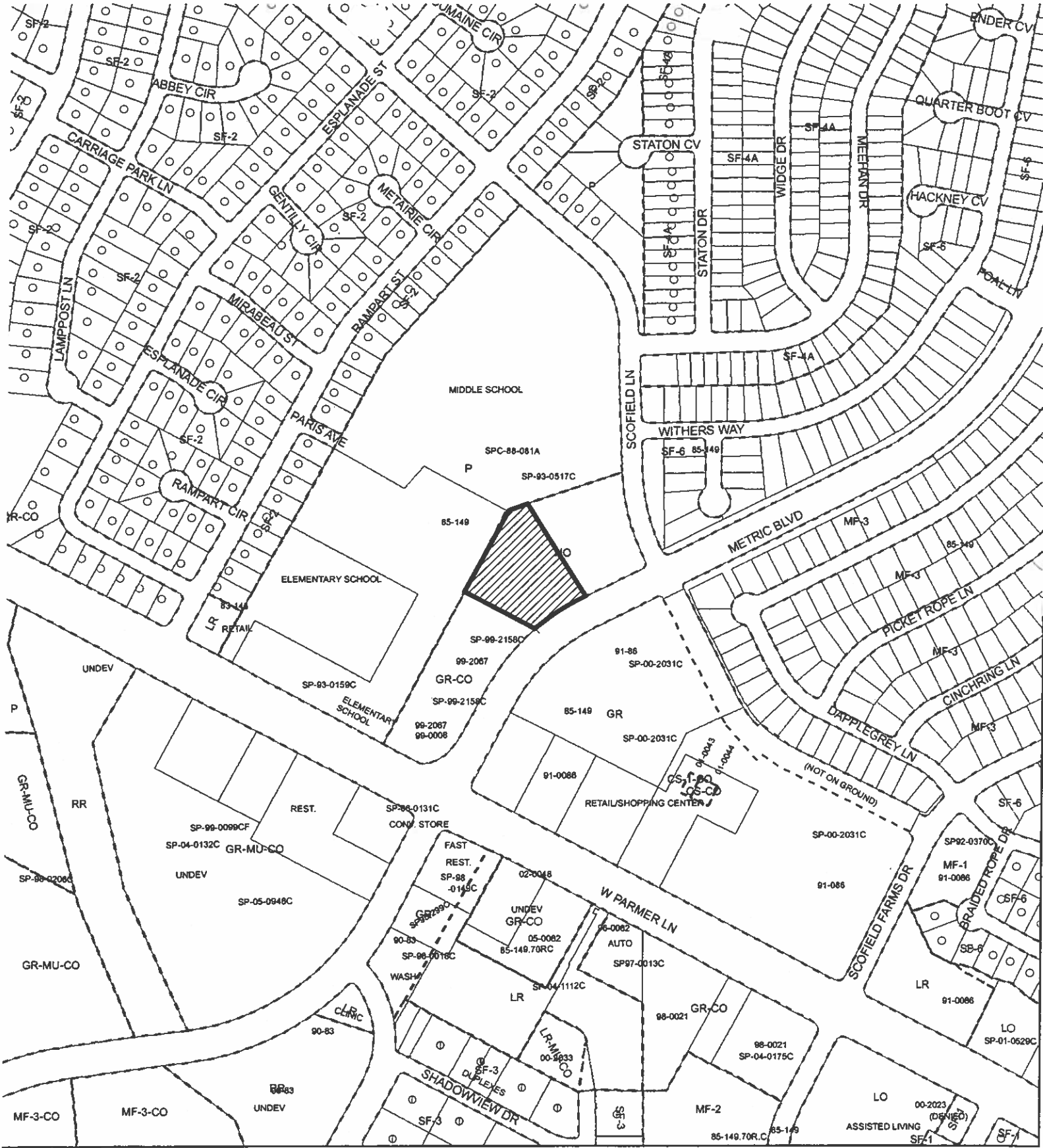
ORDINANCE NUMBER:




CASE MANAGER: Clark Patterson

PHONE: 974-7691

Clark.patterson@ci.austin.tx.us





-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

ZONING

ZONING CASE#: C14-2008-0210
ADDRESS: 12554-12622 METRIC BLVD
SUBJECT AREA: 1.818 ACRES
GRID: L35
MANAGER: J. RUSTOVEN

OPERATOR: S. MEEKS



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1" = 400'